

4-6 Dunraven Place, Bridgend. CF31 1JD

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5 Daleside
Bryncethin
Bridgend
CF32 9AX

264,995



- NO ONGOING CHAIN
- MUST BE VIEWED
- 3 BEDROOM DETACHED PROPERTY SET ON WELL MAINTAINED GARDENS
- FITTED KITCHEN & BATHROOM
- DRIVEWAY & GARAGE



Ref: PRA11784

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Must be viewed this three-bedroom detached property with Conservatory, Garage & Driveway with beautiful, landscaped gardens located in Bryncethin. All carpets, curtains, blinds, integrated kitchen appliances, greenhouse and light fittings are to remain. The property has uPVC double glazing and gas central heating via combination boiler. Daleside is in a very popular location on the outskirts of Bryncethin which is also within close proximity of junction 36 of the M4 Motorway; McArthur Glen Designer Outlet; local schools; local Community Centre & Rugby Club; Bridgend Town Centre with all its facilities and amenities including the mainline train station.

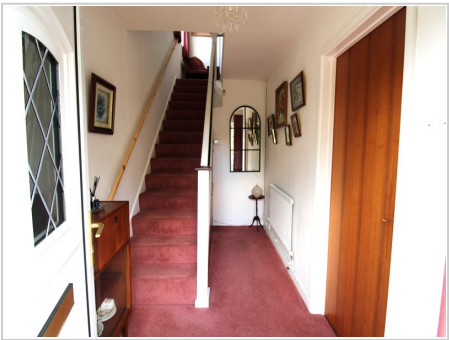
The property comprises: - GROUND FLOOR: - Entrance; Hallway; L-Shaped Open-Plan Lounge/Diner; Kitchen; Conservatory. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Landscaped gardens at front and rear with a driveway and garage.

Accommodation

Ground Floor

Entrance

via uPVC double glazed front door with leaded light feature panel.



Hallway

Two leaded light side panels either side of the door, fitted carpet, one radiator, textured ceiling, access to first floor.



L-Shaped Open-plan Lounge/Diner (24' 11" x 13' 2") or (7.59m x 4.01m)

uPVC double glazed window to the front with leaded light feature, fitted carpet, one radiator, feature opening into the dining room.



Dining Room Area

One radiator coved and artex ceiling, patio doors leading into the conservatory, fitted carpet.



Kitchen (12' 3" x 8' 10") or (3.73m x 2.70m)

Range of base and wall units in cream with chrome fittings, complimentary worktop, chrome gas hob, double electric oven, splashback tiling, stainless steel sink unit, two glass display cabinets, integrated fridge and freezer and washing machine (which is to remain), uPVC double glazed window to the rear, ceramic tiling to the floor, feature skimmed ceiling with chrome sunken spotlighting, fully obscure glazed uPVC door to the rear.



Conservatory

Door to the side, fitted carpet, fan lighting.

First Floor



Landing

Fitted carpet, textured ceiling, loft access, uPVC double glazed window to the side, door leading into a cupboard with ample storage.



Family Bathroom

Three-piece suite in white with chrome fittings, sink and WC are set in a white vanity unit with chrome fittings, chrome mixer shower taps over the bath with a glass shower screen, fully tiled walls with attractive tiling, non-slip vinyl flooring, one radiator, uPVC double glazed obscure window to the rear.



Master Bedroom (13' 7" x 12' 4") or (4.13m x 3.76m)

uPVC double glazed window to the front with leaded light feature, fitted carpet, one radiator, artex ceiling.



Bedroom 2 (12' 5" x 10' 10") or (3.78m x 3.31m)

uPVC double glazed window to the rear, fitted carpet, one radiator, artex ceiling, one wall with fitted wardrobes.



Bedroom 3 (9' 4" x 6' 4") or (2.85m x 1.94m)

uPVC double glazed window to the front with leaded light feature, fitted carpet, range of fitted wardrobes with chrome fittings, dressing table area, chest of drawer's area (which are all to remain).

Outside



Front

Landscaped front garden with a garden laid to lawn, mature trees, plants, and shrubs, wrought iron gate with pathway leading up to a patio area.

Side

Pea gravelled area with pathway to side and rear.



Side Garden

Patio area, Greenhouse (to remain) Access to front and rear of property.



Rear

Landscaped rear garden with a garden laid to lawn with mature trees, plants and shrubs, patio area, gate at the side leading to the back of the property with a driveway leading to a garage with up and over doors with power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

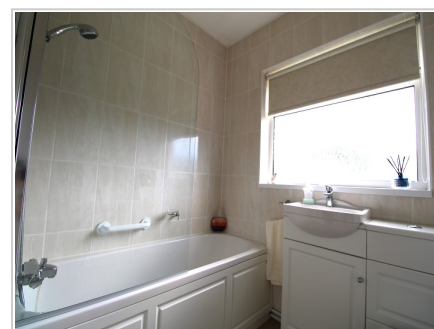
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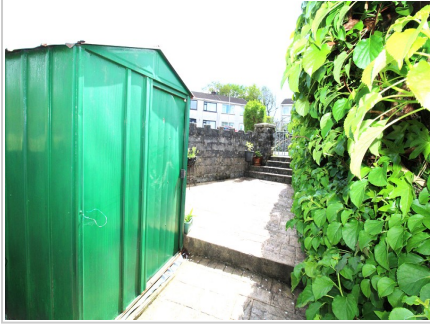
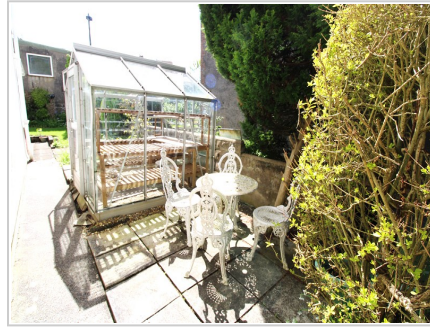
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.